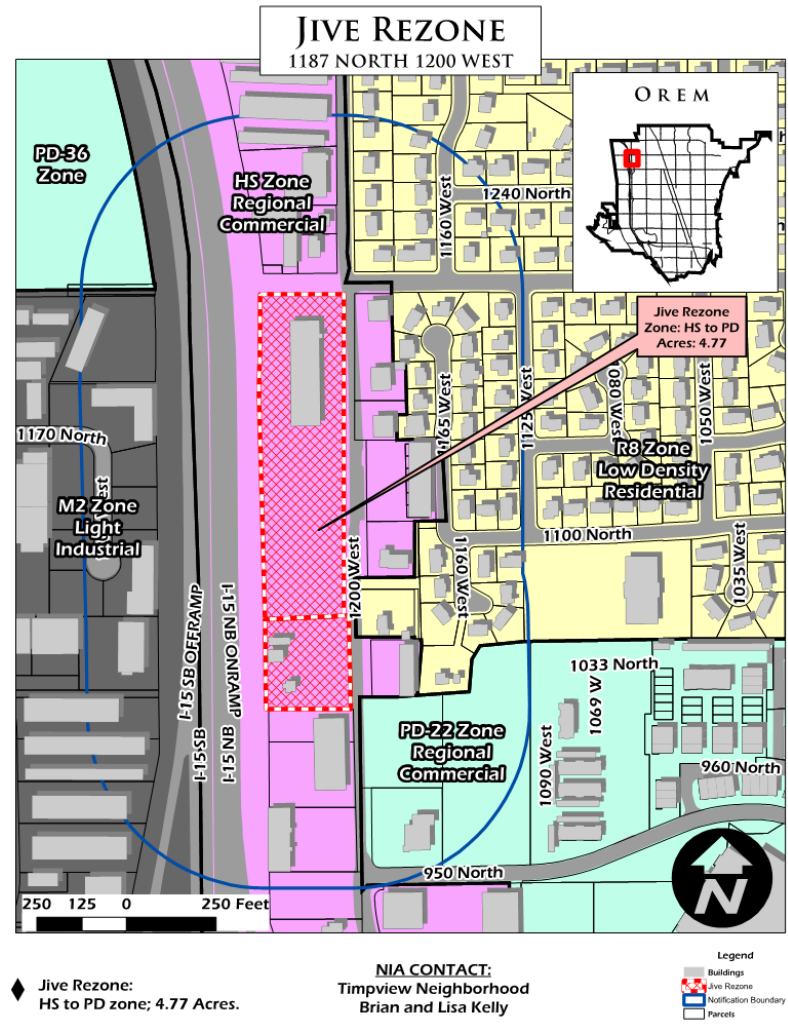


PUBLIC HEARING – Amending Section 22-5-1, and Section 22-5-3(A) and the zoning map of Orem City by enacting Section 22-11-58 (PD-45 zone) and Appendix OO, on 4.77 acres generally at 1187 North 1200 West in the Highway Services (HS) zone.

PD-45 Zone Elements:

1. Height: 180' maximum; current buildings being proposed are 140' (HS currently allows for 60')
2. Finishing materials: glass, stucco, stone, glass fiber reinforced concrete, composite metal panel, architectural formed concrete, and brick (HS allows for brick, fluted block, colored textured block, glass, stucco, wood)
3. Widening 1200 West to five lanes





Looking South on 1200 West



Looking North on 1200 West

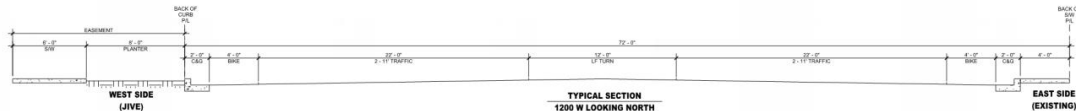
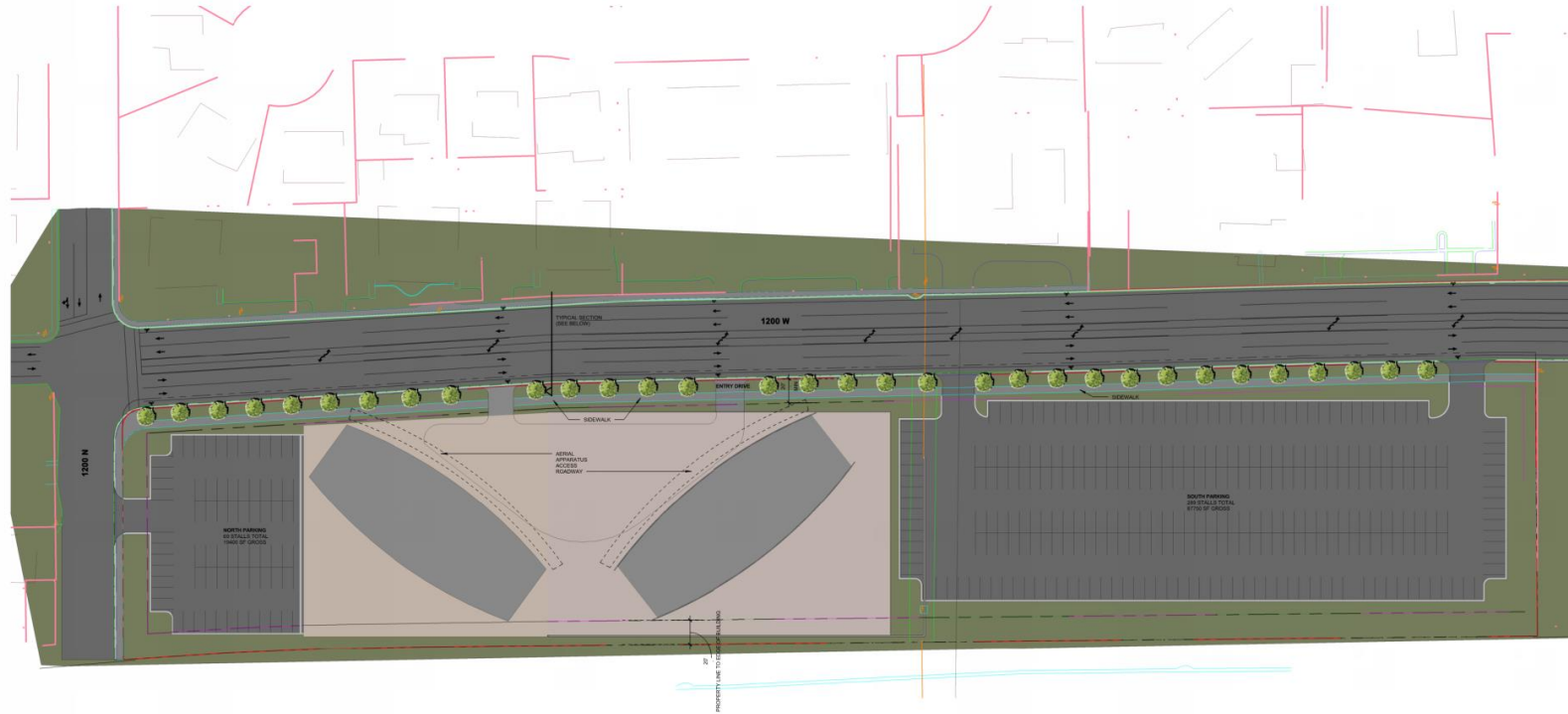


Looking East on I-15

Proposed Concept Plan – Phase 1



Proposed Concept Plan – Phase 2



NOTE: ALL ACCESS POINTS (UNTO 1200 W) MUST BE ALIGNED WITH EXISTING POLYLINE POINTS ALONG THE STREET OR IMPROVE BY AT LEAST 50 FT.



Proposed Building Elevations



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Proposed PD-45 Ordinance

PD-45 Zone, 1200 North 1200 West

A. Purpose. The purpose of the PD-45 zone is to allow a planned development of high-rise office buildings on property located at approximately 1200 North 1200 West.

B. Development Standards. The standards and provisions of the HS zone as set forth in the Orem City Code shall apply to the PD-45 zone, except as expressly modified as follows:

Height. The maximum height for all structures shall be one hundred eighty (180) feet. The height limitation shall not apply to architectural features not used for human occupancy such as belfries, cupolas, domes, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances, provided that such architectural features do not exceed an additional height of fifteen (15 feet).

Setbacks. All building shall be setback a minimum of twenty feet (20') from public streets and at least twenty feet (20') feet from residentially zoned property.

Conformance with the Concept Plan. Property in the PD-45 zone shall be developed in substantial compliance with the concept plan included as Appendix "OO" of the Orem City Code. Buildings in the PD-45 shall substantially comply with the architectural quality and design shown in the concept plan.

Exterior Finishing Materials. All exterior finishing materials shall consist of glass, stucco, stone, glass fiber reinforced concrete, composite metal panel, architectural formed concrete, or brick as shown in Appendix "OO" of the Orem City Code. Sheet metal shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.

C. Access. Development in the PD-45 zone shall have at least three accesses from 1200 West Street as shown on Appendix "OO" of the Orem City Code. All access points onto 1200 West shall either be lined up with existing access points across 1200 West or shall be off-set from all other accesses across 1200 West by at least 250 feet.

D. Final Plat. A final plat that includes all of the property in the PD-45 zone and that conforms to all development standards and requirements of Chapter 17 of the Orem City Code shall be approved and recorded by the City prior to any development in the PD-45 zone. All development in the PD-45 zone shall comply with the requirements of Chapter 17 of the Orem City Code including the installation of all improvements required by Chapter 17.

Advantages:

- The proposed rezone would allow the creation of new office space in a desirable location with prime visibility from I-15.
- Development of two office buildings under the PD-45 standards could help keep existing Orem businesses in Orem and/or attract new businesses to the City.

Disadvantages:

- Increasing the allowable building height from 60 feet to 180 feet may have negative visual impacts on the neighborhood to the east.

RECOMMENDATION: The Planning Commission recommends the City Council enact Section 22-11-58 (PD-45 zone) and Appendix MM, and amend Section 22-5-1 and Article 22-5-3(A) and the zoning map of the City of Orem to rezone property located generally at 1187 North 1200 West from the HS zone to the PD-45 zone. City staff supports the Planning Commission recommendation.



10 foot Contours

